



PRESENT:

Mr. Daniel A. Gecker, Chairman
Mr. Sherman W. Litton, Vice-Chairman
Mr. Phillip G. Cunningham
Mr. Russell J. Gulley
Mr. Ronald K. Stack
Mr. Thomas E. Jacobson, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. William D. Poole, Assistant Director,
Development Review, Planning Department
Mr. Glenn E. Larson, Assistant Director, Plans and Information
Section, Planning Department
Ms. Beverly F. Rogers, Assistant Director, Zoning and
Special Projects, Planning Department
Ms. Darla W. Orr, Senior Planner, Zoning and
Special Projects, Planning Department
Ms. Barbara Fassett, Planning Administrator, Advance Planning
and Research Branch, Planning Department
Mr. James K. Bowling, Principal Planner, Advance Planning
and Research Branch, Planning Department
Mr. Carl D. Schlaudt, Principal Planner, Advance Planning
and Research Branch, Planning Department
Mr. Steven F. Haasch, Planner, Advance Planning and
Research Branch, Planning Department
Mr. William Handley, Demographer, Information Management Branch,
Planning Department
Ms. Linda N. Lewis, Administrative Secretary, Administrative
Branch, Planning Department
Ms. Teresa C. Davis, Administrative Specialist, Administrative
Branch, Planning Department

Mr. Jeffrey L. Mincks, Deputy County Attorney,

Mr. R. John McCracken, Director,
Transportation Department
Mr. Steven E. Simonson, Sr., Civil Engineer,
Transportation Department
Mr. Jay Payne, Budget Manager,
Budget and Management Department
Mr. Michael S. Golden, Director,
Parks and Recreation Department
Mr. Stuart Connock, Jr., Chief of Park Design
and Construction, Parks and Recreation Department
Chief Steve A. Elswick,, Administration,
Fire Department
Mr. Francis M. Pitaro, Director,
General Services Department
Mr. Bob Rivers, Construction Manager,
Construction Management, General Services Department
Mr. Michael Mabe, Director,
Library Services
Ms. Deborah Winecoff, Senior Administrative Analyst,
Library Services
Dr. Billy K. Cannaday, Jr., Superintendent,
School Administration
Ms. Cynthia Owens-Bailey, Director of Planning,
School Administration
Ms. Kathryn S. Kitchen, Assistant Superintendent
for Business and Finance, School Administration

WORK SESSION

At approximately 6:00 p. m., Messrs. Gecker, Litton, Cunningham, Gulley, Stack and staff met in Room 502 of the Chesterfield County Administration Building dinner and a work session to discuss the following:

- A. **Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.**
- B. **Public Facilities Plan.**
- C. **Affordable Housing Element in Comprehensive Plan.**
- D. **Adjournment.**

Mr. Gecker welcomed all those present, noting the only element of the Public Facilities Plan that would be discussed this evening would be the schools.

A. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

B. PUBLIC FACILITIES PLAN.

Mr. Schlaudt presented a computer-generated overview of the Public Facilities Plan as it related to schools, providing information pertinent to elementary, middle and high school facilities relative to existing facilities; level of service indicators; existing system conditions; population growth; growth trends; enrollment projections; recent school planning efforts approaches to high school facility planning; and recommendations.

There was discussion concerning the number of existing elementary, middle and high schools and their respective average enrollments versus capacities; attendance requirements; statistics regarding students attending school in their "home" attendance zones versus exported (out of attendance zone) versus special programs attendance; student convenience to minimize travel distance to area schools; the importance of orderly development and sustaining neighborhoods to accommodate student convenience; attendance zone boundaries; school service gaps; the number of students versus number of seats in existing school facilities; growth indicators relative to potential new housing units; future enrollment increases and/or decreases in student enrollment; the viability of various approaches and/or recommendations for future school planning efforts regarding new school construction and/or renovation; and other issues of concern.

Upon conclusion of the discussion, it was on motion of Mr. Stack, seconded by Mr. Litton, that the Commission set the date of, and requested staff take the necessary steps to advertise, November 18, 2003, at 7:00 p.m., for a public hearing to consider the school section of the draft Public Facilities Plan.

The Commission recessed at approximately 8:28 p. m.

The Commission reconvened at approximately 8:37 p. m.

C. AFFORDABLE HOUSING ELEMENT IN THE COMPREHENSIVE PLAN.

Mr. Jacobson introduced Messrs. Handley and Haasch who summarized information relative to the affordable housing element in the Comprehensive Plan relative to housing and income in Chesterfield County (regional, County-wide and by community).

There was discussion and a questions/answer session relative to percentages of households paying over thirty (30) percent of income to owner or gross rent costs; age and count of single family houses \$100,000 total assessed value or less; household income and number of single family units present; prices of new and resale housing in the County; deciles for household income versus County-wide single family assessed value; affordable housing distribution; information from The Virginia Center for Housing Research (VCHR) located in Blacksburg, Virginia, a resource on housing for the Commonwealth of Virginia; benefits of planning for housing; preservation of the County's affordable housing stock; and other issues of concern.

Upon conclusion of the discussion and questions/answer session, it was the consensus of the Commission to continue discussion of affordable housing at a future work session with discussions to include philosophy and/or policy and asked staff to provide additional information relative to manufactured housing as it related to affordable housing; and the adequacy of existing affordable housing County-wide.

D. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Mr. Litton, seconded by Mr. Stack, that the meeting adjourned at approximately 9:47 p. m. to November 10, 2003, at 5:00 p. m. in the Executive Session Meeting Room of the Chesterfield County Government Complex.

AYES: Messrs. Gecker, Litton, Cunningham, Gulley and Stack.

Chairman/Date

Secretary/Date